

# Parks, Trails, and Open Space Element

**P**arks, Recreation, and Open Space are important components of the quality of life desired by the residents of Elk Grove. This Element of the General Plan addresses the City's goals, policies, and actions to ensure that the City's desires and/or needs for parks, recreation, and open space are recognized and addressed as the development of the city continues.

## PUBLIC PARKS AND RECREATION



*One of the city's many ballfields*

Elk Grove is home to numerous public parks, some of which are owned and operated by the Elk Grove Community Services District (CSD), an independent agency which operates in Elk Grove and surrounding areas (see the *Background Report for additional information on the Elk Grove CSD*). The Elk Grove CSD has an adopted Master Plan of Parks, which identifies standards for public parks, desired locations for new facilities, and standards for the development of new parks.

This General Plan envisions that the City will take a more active role in defining the locations, sizes, and facilities provided at public parks, as well as in expanding the number of trails in Elk Grove. At the same time, the City will continue to work with the Elk Grove CSD.

## TRAILS AND OPEN SPACE



*Multi-use trails provide opportunities for cycling, pedestrian, and equestrian uses*

An important component of the community's vision for the future of Elk Grove is the retention of significant amounts of open space in the Planning Area (please see the *Introduction to this General Plan for a description of the Planning Area*), and the creation of a trails system to link the developed portions of Elk Grove with these areas. Although the area within the current city limits is envisioned to be for the most part developed with urban uses (please see the *Land Use Element for a map and discussion of proposed land uses*), the City recognizes that there are many important open space resources in the Planning Area, including the Cosumnes River, the Delta, and agricultural areas.



*Open spaces are an important part of the City's vision for the future*

This General Plan therefore provides policies and programs to ensure that trails and open space are addressed as development proceeds within the city, and to ensure that the City's vision for trails and open space as well as other habitat and conservation needs in the Planning Area is considered by the County of Sacramento, the Local Agency Formation Commission, and other agencies in the area outside the city limits.



*Major power line corridors are proposed to serve as part of a community-wide open space network.*

The Parks, Recreation, and Open Space Element implements the following Goals of the City of Elk Grove:

**Guiding Goal 1: A High Quality of Life for All Residents**

**Focused Goal 1-2:** Outdoor recreation opportunities for all residents

**Focused Goal 1-7:** Active and passive park facilities and recreation programs that satisfy the leisure time and recreation needs of all residents

**Focused Goal 1-8:** Creation and maintenance of a strong, positive community image for Elk Grove

**Guiding Goal 2: Diversified Economic Base**

**Focused Goal 2-3:** Creation of Elk Grove as a desired place to locate major employment-generating uses

**Guiding Goal 3: Protection of the Natural Environment**

**Focused Goal 3-2:** Open space lands in proximity to Elk Grove which provide for agricultural use and habitat for native species

**Focused Goal 3-3:** Natural resources managed and protected for the use and enjoyment of current and future generations

**Focused Goal 3-4:** Preservation and enhancement of Elk Grove's natural areas, in particular the areas within the floodplain of the Cosumnes River

**Guiding Goal 4: Preservation and Enhancement of Elk Grove's Unique Historic and Natural Features**

**Focused Goal 4-2:** Preservation of the large oak and other tree species which are an important part of the City's historic and aesthetic character

**Guiding Goal 5: Preservation of the Rural Character of Elk Grove**

**Focused Goal 5-2:** Maintenance of those features that provide the character of Elk Grove's rural areas, including: large oak and other trees, small local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities

**PARKS, TRAILS, AND OPEN SPACE POLICIES:  
PARKS AND TRAILS**

**PTO-1** The City of Elk Grove supports the development, maintenance, and enhancement of parks and trails serving a variety of needs at the neighborhood, area, and citywide level. The City may seek to accomplish the provision of parks and trails in cooperation with the Elk Grove Community Services District.

**PTO-1-Action 1** As part of the review of development projects, ensure that public parks and trails are provided which meet the City's criteria and which implement the City's Parks and Trails Master Plan.

**PTO-2** The City specifically supports the provision of parkland at a rate which exceeds the levels historically (prior to adoption of this General Plan) provided in Elk Grove. Parks shall be provided which meet community needs and desires.

**PTO-2-Action 1** The City shall conduct a "nexus study" to determine the demand for parkland in the city and the reasonable relationship between the demand and the type of development project to support the imposition of parkland dedication and/or fees.

**PTO-2-Action 2** To the extent consistent with applicable state law, the City shall develop criteria defining the types of parks and trails to be developed, including criteria defining desired:

- Park types and sizes

- Park facilities by type
- Locational criteria
- Spacing
- Trails and related facilities by type and function

**PTO-2-Action 3** The City shall adopt a comprehensive Parks and Trails Master Plan which provides information on parks criteria, planned parks, and off-street recreational, walking, equestrian, and multi-use trails. Prior to the adoption of the parks standards and the Parks and Trails Master Plan, the City shall require the provision of parks as part of development projects to implement the City's parkland standards. The size, location, and facilities provided in these parks may be determined on a case-by-case basis.

**PTO-3** Funding for maintenance of parks and/or trails shall be assured to the City's satisfaction prior to the approval of any Final Subdivision Map which contains or contributes to the need for a public parks and facilities.

**PTO-3-Action 1** The City shall pursue the implementation of funding mechanisms to provide for the long-term maintenance of parks and/or trails in those instances where funding is not available from other sources. Such mechanisms may include local or regional assessment districts, homeowners associations, or other methods as determined appropriate by the City.

**PTO-4** New residential developments may be required to, at a minimum, provide parks consistent with the Quimby Act (CA Govt. Code Section 66477), through land dedication, fees in lieu, or on-site improvements at a standard of five (5) acres of land for parks per 1,000 residents. Land dedication and/or payment of in-lieu fees shall be required consistent with state law. Land dedication and/or fees may be required pursuant to other policies in this Element with or without the use of the authority provided in the Quimby Act, or in

combination with the Quimby Act and other legal authority.

**PTO-4-Action 1** The City shall adopt standards designating which types of lands shall be considered "parks" for the purpose of implementing Quimby Act requirements.

**PTO-5** The City encourages the Elk Grove Community Services District to develop self-supporting recreation programs for those activities that go beyond providing for basic recreation needs. Examples include outdoor and indoor sports complexes, aquatic centers, and community centers. The City may also develop and operate such programs independently.

**PTO-6** The City encourages park development adjacent to school sites and the formation of joint use agreements between school and park districts.

**PTO-6-Action 1** During the review of proposed development projects, comment to the Elk Grove Community Services District and the Elk Grove Unified School District to encourage location of schools adjacent to parks.

*Please see the Public Facilities/Finance Element for additional policies related to the locations of public schools.*

**PTO-7** The trails system in Elk Grove should provide for connectivity, so that all trails are linked to the extent possible for greater use as recreational and travel routes. The following features should be included in the trails system in Elk Grove:

- Trails should link residential areas with parks, commercial and office areas, and other destinations.
- Trails along major roadways should avoid meanders or other design features which make bicycle use less convenient or safe.
- Trails should be located off-street to the extent possible.

- Easements such as access roads should be placed in joint use as trails.

**PTO-8** The City's desired trails system is shown in Figure PTO-2. Flexibility shall be considered when making decisions on specific trail locations within projects, so long as the trails shown in figure PTO-2 are implemented and other policies (such as connectivity) are incorporated in the trails system.

**PTO-8-Action 1** As part of the review of development projects, ensure that trails are provided which meet the City's criteria and which implement the City's desired trails plan.

**PTO-9** Funding for maintenance of City trails shall be assured prior to the approval of any project which contains a City-owned trail.

**PTO-10** Trailheads should be provided at appropriate locations to provide safe starting points on the trails system for equestrians, cyclists, and pedestrians.

**PTO-10-Action 1** Develop standards for and locations of potential trailhead locations, including sufficient space for the off-street parking of equestrian trailers and vehicles.

**PTO-10-Action 2** To the extent possible, coordinate with the Elk Grove CSD in the review of projects containing trails.

**PTO-11** Trails which parallel streams should be primarily located beyond the riparian corridor and wetlands to minimize wildlife impacts and shall be restricted to non-motorized traffic.

**PTO-12** Trails should be designed with the safety of users and adjacent property owners in mind. To the extent possible, the bicycle trails system should provide safe, off-street options suitable for use by children and less-experienced riders.

**PTO-12-Action 1** Involve the Elk Grove Police Department in the review of proposed trail locations and designs.

**PTO-13** Recreational trails should not be placed adjacent to or on farmland if feasible alternative routes exist elsewhere in the vicinity. However, if no other feasible routes exist, trail facilities should be designed in cooperation with adjacent property owners to minimize adverse impacts on farming practices.

**PTO-14** The City supports the use of volunteers and community groups to provide maintenance and safety patrols on trails.

#### **PARKS, TRAILS, AND OPEN SPACE POLICIES: OPEN SPACE**

**PTO-15** The City views open space lands of all types as important resource which should be preserved in the region, and supports the establishment of multi-purpose open space areas to address a variety of needs, including, but not limited to:

- Maintenance of agricultural uses;
- Wildlife habitat
- Recreational open space
- Aesthetic benefits
- Flood control

To the extent possible, lands protected in accordance with this policy should be in proximity to Elk Grove, to facilitate use of these areas by Elk Grove residents, assist in mitigation of habitat loss within the city, and provide an open space resource close to the urbanized areas of Elk Grove.

**PTO-15-Action 1** Consider the establishment of a citywide fee and/or assessment system which would provide funding for the purchase of open space land or easements and the maintenance of these areas.

**PTO-15-Action 2** Work with the County of Sacramento and other resource

agencies to develop a regional open space plan which provides for multiple uses of open space (e.g., agriculture and wildlife foraging)

**PTO-15-Action 3** Consider using funds collected under existing (2003) fee programs (e.g., Swainson's Hawk mitigation and East Franklin Specific Plan agricultural mitigation) to fund this expanded open space program.

**PTO-16** Stream corridors, floodways, electrical transmission corridors, and similar features shall be considered for inclusion in the citywide trails and open space system.

**PTO-16-Action 1** Involve the Elk Grove CSD in the identification of appropriate open space and trails corridors which could be identified in this General Plan and the Elk Grove CSD's Master Plan.

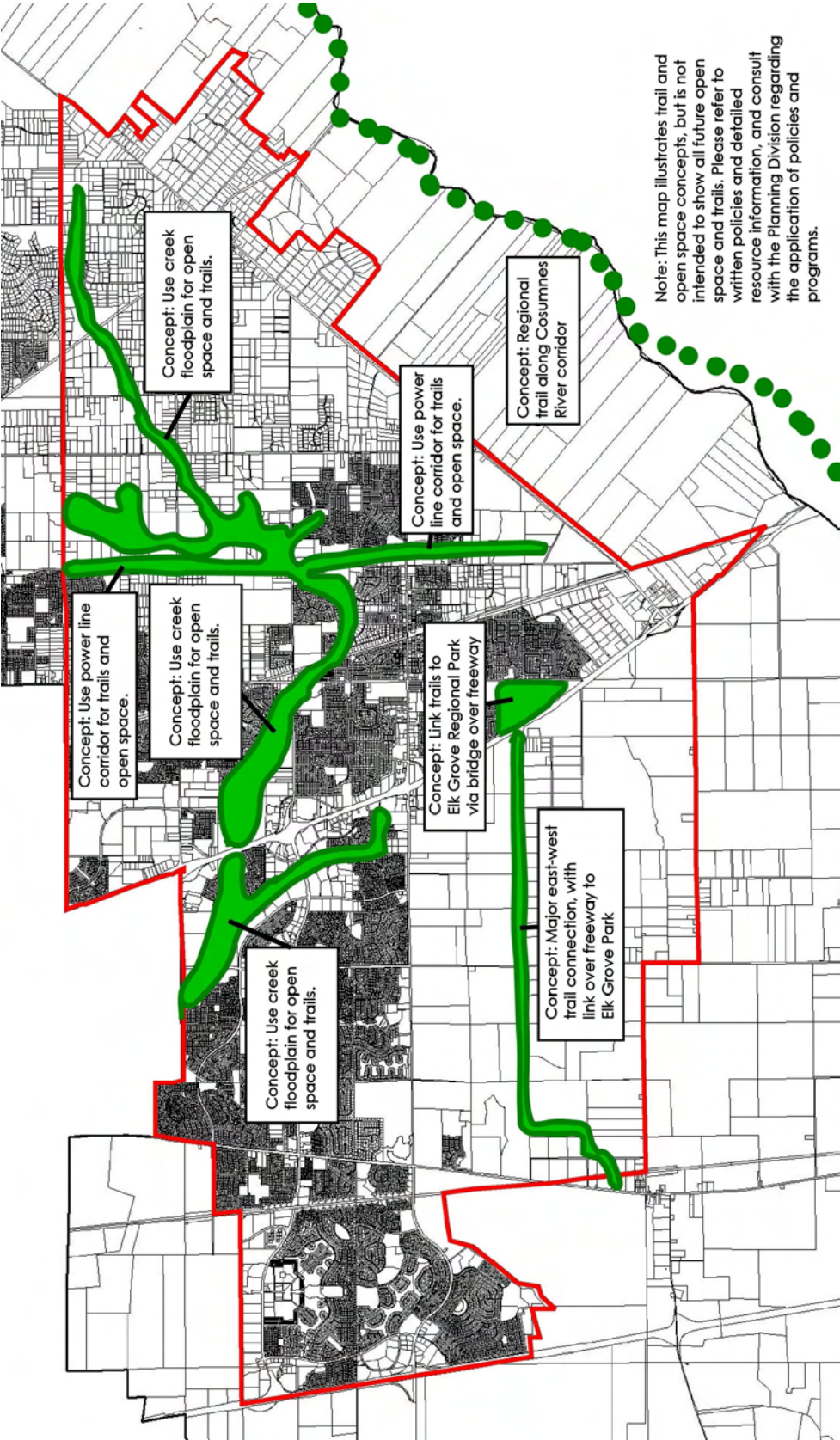
**PTO-17** The City encourages the creation of a regional trail/open space system which links the Cosumnes River with the Sacramento River and provides for trail connections between Elk Grove and these open space areas. The City's vision for regional open space and trails is shown in Figure PTO-1 and in the "Planning Area Land Use Concept" in the Land Use Element of this General Plan.

**PTO-17-Action 1** Within the Cosumnes River floodplain, the City will encourage the dedication or acquisition of easement or fee title for trails as part of an overall trail system linking the Cosumnes and Sacramento rivers. *Note: This policy affects lands within the planning area but outside of the 2002 city limits only.*

**PTO-18** To the extent possible, retain natural drainage courses in all cases where preservation of natural drainage is physically feasible and consistent with the need to provide flood protection.



Figure PTO-1: Open Space Policy Map



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# Public Facilities and Finance Element

This Element of the General Plan addresses the following public facilities issues:

- **Water Service**, including both potable (drinkable) and non-potable water delivery.
- **Sewer Service**, and
- **Financing and construction** of public facilities

This Element also addresses the following public services:

- **Public Libraries** and
- **Public Schools**

*Note: The City's policies related to **solid waste**, another public facility, are contained in the Conservation and Air Quality Element. Policies related to **police and fire protection** are in the Safety Element. Policies related to **parks** are located in the Parks, Trails, and Open Space Element.*

## WATER SERVICE

Domestic water service in Elk Grove is provided by two public water service providers—the Sacramento County Water Agency and the Elk Grove Water Service—and, in the eastern portion of the city, by private wells tapping the underground aquifer.



*Drinking water in Elk Grove comes from both surface water (such as rivers) and wells.*

Water supply is important both from the standpoint of health and convenience, but also the need for water to help suppress fires and support the efforts of the Elk Grove Community Services District's fire personnel.

*For detailed information on water service in Elk Grove, please see the Background Report.*

## SEWER SERVICE

Sewer service in the Planning Area is provided by County Sanitation District 1 (CSD-1), which maintains an extensive system of sewer lines and treatment facilities.

*For detailed information on CSD-1, please see the Background Report, which accompanies this General Plan.*

## FINANCE OF PUBLIC FACILITIES

Because they involve projects that will ultimately be owned and/or operated by public agencies, and because they involve substantial costs, public facilities projects (roads, water lines, etc.) are often financed either totally or in part with public funds.



*So-called "zipper streets" that combine narrow and wide sections are the result of deferred roadway construction policies in place prior to the incorporation of Elk Grove*

Although many variations of public funding are available, most types involve the collection of money from either new development or existing development, or both. Funds can be collected in the form of:

- Property assessments
- Connection or “hookup” fees (such as for connection to a public water system)
- Impact fees

The funds collected are then used to fund the construction of facilities in one of several basic ways:

- Construction is funded directly when sufficient money is available (commonly known as “pay-as-you-go” financing)
- The public agency uses its ability to borrow funds (often through the issuance of bonds) to provide “up-front” financing, repaying the loans through fees or assessments charged on future development.

In Elk Grove, much of the infrastructure development which occurred prior to the incorporation of the City used a “pay-as-you-go” approach (although bond financing was used for some facilities). The policies of the County of Sacramento also allowed the incremental construction of roadways—for instance, a planned 6-lane roadway would first be built with 2 or 4 lanes, with the final lanes added at a later date.

Based on a review of past practices, the County also apparently attempted to avoid building facilities (primarily roadways) on land that was not being developed at the time.

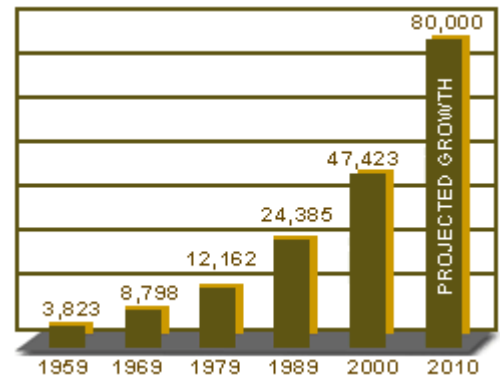
The most visible result of these policies in Elk Grove is the so-called “zipper street,” which goes from a fully improved section to a narrow, two-lane section and then back again to a four-lane roadway (as shown in the photo on the previous page). Other, less visible examples of infrastructure built in increments have included sewer, drainage, and water systems.

This Element expresses the City’s policy to construct infrastructure facilities through the use of “up front” financing so that roadways, drainage facilities, etc., can be completed with the initial phase of construction, avoiding the use of interim facilities and the creation of traffic congestion and other problems resulting from insufficient capacity.

## PUBLIC SCHOOLS

Public schools in Elk Grove and the Planning Area are provided by the Elk Grove Unified School District (EGUSD), an independent agency which provides elementary, middle school, and high schools, as well as special education facilities and services.

The Elk Grove Unified School District is known for the high quality of its schools, which consistently perform well in standardized tests. Growth in the District’s service area in recent years has resulted in the need to add substantial new capacity, both at new schools and at existing schools. Projected student enrollment in EGUSD schools as of 2002 is shown below:



Source: EGUSD web site, 11/2002

Under state law, the Elk Grove Unified School District can in most cases act independently of the City in the location, construction, and operation of public schools. In practice, the City and the EGUSD have enjoyed a cooperative working relationship; however, this General Plan recognizes that the District is not bound by the City’s policies or regulations, and that the City is limited by state law in its ability to coordinate development of new homes and other uses with the availability of public schools.

This Element of the General Plan, therefore, stresses cooperation with the District to the extent permitted by law, and expresses the City’s desires with regard to public schools.

*Additional information on the Elk Grove Unified School District is included in the General Plan Background Report.*

The following Goals of the City of Elk Grove are implemented in this Public Facilities and Finance Element:

**Guiding Goal 1: A High Quality of Life for All Residents**

**Focused Goal 1-4:** High quality public facilities and services

**Focused Goal 1-5:** Excellence in the design of new development

**Focused Goal 1-8:** Creation and maintenance of a strong, positive community image for Elk Grove

**Guiding Goal 2: Diversified Economic Base**

**Goal 2-4:** Creation of Elk Grove as a desirable place to establish a business, particularly major employment-generating uses

**Guiding Goal 5: Preservation of the Rural Character of Elk Grove**

**Focused Goal 5-1:** Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls

**PUBLIC FACILITIES AND FINANCE POLICIES: GENERAL POLICIES**

**PF-1** Except when prohibited by state law, the City shall require that sufficient capacity in all public services and facilities will be available on time to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.

**PF-1-Action 1** Consider participating in efforts to develop regional water solutions, such as the Water Forum.

**PF-2** The City shall coordinate with outside service agencies—including water and sewer providers, the Elk Grove Community Services District, and the Elk Grove Unified School District--during the review of plans and development projects.

**PUBLIC FACILITIES AND FINANCE POLICIES: WATER SERVICE**

**PF-3** Water supply and delivery systems shall be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City's satisfaction.

**PF-3-Action 1** The following shall be required for all development projects, excluding subdivisions:

- An assured water supply and delivery system shall be available at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.
- All required water infrastructure for the project shall be in place at the time of project approval, or shall be assured through the use of bonds or other sureties to the City's satisfaction. Water infrastructure may be phased to coincide with the phased development of large-scale projects.

**PF-3-Action 2** The following shall be required for all subdivisions to the extent permitted by state law:

- Proposed water supply and delivery systems shall be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.
- The agency providing water service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects in the same service area, and other projects

that have received commitments for water service.

- Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the approval of the Final Map or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.
- Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.

**PF-4** The City shall require new utility infrastructure for electrical, natural gas and other infrastructure services avoid sensitive resources, be located so as to not be visually obtrusive, and, if possible, be located within roadway rights-of-ways or existing utility easements.

**PF-5** The City supports the use of reclaimed water for irrigation wherever feasible.

**PF-6** The City shall seek to protect the quality and quantity of groundwater resources, including those which serve households and businesses which rely on private wells.

**PF-7** The City shall require that water flow and pressure be provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs.

#### **PUBLIC FACILITIES AND FINANCE POLICIES: SEWER SERVICE**

**PF-8** Sewage conveyance and treatment capacity shall be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City's satisfaction.

**PF-8-Action 1** The following shall be required for all development projects, excluding subdivisions:

- Sewer/wastewater treatment capacity shall be available at the time of project approval.
- All required sewer/wastewater infrastructure for the project shall be in place at the time of project approval, or shall be assured through the use of bonds or other sureties to the City's satisfaction.

**PF-8-Action 2** The following shall be required for all subdivisions to the extent permitted by state law:

- Sewage/wastewater treatment capacity shall be available at the time of tentative map approval.
- The agency providing sewer service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects using the same conveyance lines, and projects which have received sewage treatment capacity commitment.
- Onsite and offsite sewage conveyance systems required to serve the subdivision shall be in place prior to the approval of the Final Map, or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.
- Sewage conveyance systems within the subdivision shall be in place and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.

**PF-9** Development along corridors identified by sewer providers in their Master Plans as locations of future sewerage conveyance facilities shall incorporate appropriate easements as a condition of approval.

**PF-10** The City shall strongly discourage the extension of sewer service into any area designated for Rural Residential land uses. Sewers shall not be used to accommodate lot sizes smaller than 2 (two) gross acres in the Rural Residential area, and lot sizes shall be large enough to accommodate septic systems. This policy shall not be construed to limit the ability of any sewer agency to construct "interceptor" lines through or adjacent to the Rural Residential area, provided that no "trunk" or service lines are provided within the Rural Residential area.

**PF-11** The installation of "dry sewers" shall not be required as a condition of approval of development in the Rural Residential land use category.

**PF-12** To reduce the potential for health problems and groundwater contamination resulting from the use of septic systems, the City shall take the following actions:

**PF-12-Action 1** The City shall prepare and implement a public information campaign aimed at homeowners in areas with septic systems on the proper design, use, and care of septic systems.

**PF-12-Action 2** The City shall consider adopting Plumbing Code revisions to allow the use of updated technologies which offer an alternative to septic systems for the treatment of sewage on individual sites.

**PF-13** Residential development on lots smaller than two (2) gross acres shall be required to connect to public sewer service. This policy shall not apply to lots smaller than 2 gross acres in the Rural Residential land use category which existed as legal lots as of the date of adoption of this General Plan; these lots shall not be required to connect to public sewer service as a condition of development.

**PF-14** Independent community sewer systems may not be established for new development.

## **PUBLIC FACILITIES AND FINANCE POLICIES: PUBLIC LIBRARIES**

**PF-15** The City shall cooperate with the County of Sacramento in the planning and implementation of future library facilities and facility expansions in Elk Grove.

## **PUBLIC FACILITIES AND FINANCE POLICIES: PUBLIC SCHOOLS**

**PF-16** Specific plans shall identify all existing and planned school sites and should include guidelines and conceptual examples for incorporating new schools into overall neighborhood design.

**PF-17** While recognizing that school siting and development are not within the jurisdiction of the City to control, the City strongly encourages the School District to consider the following criteria:

- Traffic impacts on nearby roadways are addressed and mitigated to meet City standards for level of service.
- Schools should serve as a focal point of neighborhood activity and be interrelated with churches, parks, greenways and off-street paths whenever possible.
- Almost all residences will be within walking distance of a school (one mile or less) and all residences are within two miles of a school whenever possible.
- New schools are adjacent to neighborhood and community parks whenever possible and designed to promote joint use of appropriate facilities.
- New schools should link with trails, bikeways, and pedestrian paths wherever possible.

**PF-18** The City supports state legislative efforts to secure additional state funding for school construction and ensure maintenance of local district priorities for funds in the state school bond program.

## PUBLIC FACILITIES AND FINANCE POLICIES: FINANCING AND PHASING OF PUBLIC FACILITIES

**PF-19** Public facilities should be phased in a logical manner which avoids "leapfrog" development and encourages the orderly development of roadways, water and sewer, and other public facilities. The City shall not provide public financing or assistance for projects that do not comply with the planned phasing of public facilities. Interim facilities may be used only if specifically approved by the City Council.

**PF-20** The City shall require secure financing for all components of the transportation system through the use of special taxes, assessment districts, developer dedications, or other appropriate mechanisms in order to provide for the completion of required major public facilities at their full planned widths or capacities in one phase. For the purposes of this policy, "major" facilities shall include the following:

- Any roadway of a collector size or above, including any roadway shown on the Circulation Plan in this General Plan.
- All wells, water transmission lines, treatment facilities, and storage tanks needed to serve the project.
- All sewer trunk and interceptor lines and treatment plants or treatment plant capacity.

The City shall use its financial capacity to facilitate implementation of this policy if necessary, including, but not limited to:

- Issuing bonds,
- Using City funds directly, with repayment from future development fees
- Fee programs
- Developer financing

**PF-21** New development shall fund its fair share portion of its impacts to all public facilities and infrastructure as provided for in state law.

**PF-22** Infrastructure financing plans which specify the extent, timing and estimated cost of all necessary infrastructure shall be required for the approval of urban uses in the Laguna Ridge and Southeast Policy Areas, as defined in this General Plan. The resulting financing mechanisms shall be implemented prior to the development of urban uses.

**PF-23** The City will coordinate with independent public service providers, including schools, parks and recreation, reclamation, water, transit, electric and other service districts, in developing financial and service planning strategies.

**PF-24** Fee programs and/or other finance mechanisms for roadway and related infrastructure shall include sufficient funding for all of the following items:

- Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges.
- Right of way acquisition, design, engineering, environmental compliance, and construction costs sufficient to ensure that "zipper streets" are not created by non-participating owners. *(Please see the introduction to the Circulation Element for a discussion of the "zipper street" phenomenon.)*
- Drainage and other facilities related to new roadway construction.
- Installation of landscaped medians and streetscaping where appropriate.
- Installation of sidewalks or other facilities where needed to provide safe passage for pedestrians.

**PF-25** Fee programs and/or other finance mechanisms for roadway and related infrastructure shall include sufficient funding for all of the following items:

- Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges.



- Right of way acquisition and design/engineering/environmental compliance/construction costs sufficient to ensure that “zipper streets” are not created by non-participating owners. *(Please see the introduction to the Circulation Element for a discussion of the “zipper street” phenomenon.)*
- Drainage and other facilities related to new roadway construction.
- Installation of landscaped medians and streetscaping where appropriate.

Fee programs and/or other finance mechanisms shall be reviewed regularly to ensure that sufficient funding will be available to construct all required facilities.

**PF-26** To minimize damage to roadways and to reduce inconvenience to residents and businesses, the City shall seek to ensure that all utilities located in roadways are installed in a single operation. Multiple installations in which separate utilities are installed at different times and/or in different trenches, are specifically discouraged.

**PF-26-Action 1** Work with utility providers to coordinate the installation or upgrading of utilities and eliminate multiple trenching of city streets.

#### **PUBLIC FACILITIES AND FINANCE POLICIES: OPEN SPACE ACQUISITION**

*Please see the Conservation Element and the Parks, Trails, and Open Space Element for policies related to the public financing of open space acquisition.*

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